TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R102920

Property Information

property address: __2903 S TEXAS AVE__

legal description: __MIRZA SUBD, BLOCK 1, LOT 2__

owner name/address: TEXAS-VILLA MARIA RETAIL, LP

ATTN: REALM REALTY CO

900 TOWN AND COUNTRY LN

HOUSTON, TX 77024-2229

full business name: Walgreens

land use category: Comm-retail   type of business: pharmacy

current zoning: C2   occupancy status: occupied

lot area (square feet): 38,141 ft²   frontage along Texas Avenue (feet): 188.12 ft

lot depth (feet): 198.62 ft   sq. footage of building: 13,150 ft²

property conforms to: ☒ min. lot area standards   ☒ min. lot depth standards   ☒ min. lot width standards

Improvements

of buildings: 1   building height (feet): 18   # of stories: 1

type of buildings (specify): brick

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes   ☐ no   (if no, specify) _____

approximate construction date: 1999   accessible to the public: ☒ yes   ☐ no

possible historic resource: ☐ yes ☒ no   sidewalks along Texas Avenue: ☒ yes   ☐ no

other improvements: ☐ yes ☒ no   (specify) _____

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no   ☐ dilapidated   ☐ abandoned   ☐ in-use

# of signs: _____   type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes   ☐ no   parking spaces striped: ☒ yes   ☐ no   # of available off-street spaces: 53

lot type: ☐ asphalt ☒ concrete   ☐ other _____

space sizes: 8 × 15   sufficient off-street parking for existing land use: ☒ yes   ☐ no

overall condition: excellent

end islands or bay dividers: ☒ yes   ☐ no: landscaped islands: ☒ yes   ☐ no

Curb Cuts on Texas Avenue

how many: _2_   curb types: ☒ standard curbs   ☐ curb ramps   curb cut closure(s) suggested? ☐ yes ☒ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no   meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no   (if none is present) is there room for landscaping on the property?   ☐ yes   ☐ no

comments: _____

Outside Storage

☐ yes ☒ no   (specify) _____
                        (Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes   ☐ no   are dumpsters enclosed: ☒ yes   ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no   (circle one)   residential use   residential zoning district

is the property developable when required buffers are observed?   ☒ yes   ☐ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: ☐ yes   ☒ no

Other Comments:

R95805, R102920, R334450 are all part of Walgreen's property